

59 acres/24 hectares in two properties 26 acres/10.5 hectares 33 acres/13.4 hectares

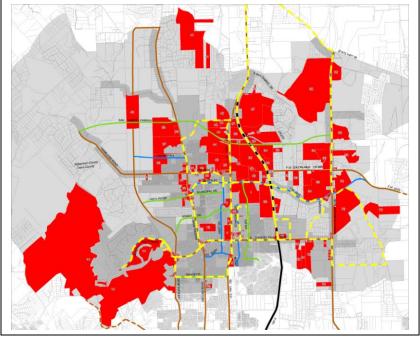
183-A is 1.1 miles/1.8 kilometers west

Utilities

Greenfield

Zoning – Local Commercial along frontage with remainder of property in the County

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59 Acres/24 Hectares Reunion Development Group

Property								
Total Acreage: 59 acres/24 hectares				Map: MAPSCO Austin 2006 Street Guide, pgs. 313, Sec. X & T				
Location								
City: Leander				County: Williamson				
Address/Directions: Located on the north side of FM 2243 .5 mile								
kilometers) east of US 183 at 86 33 acres/13.4 hectares respectiv	00 - 8750 FN	1 2243. T	his property c	onsists of two	o tracts o	fland. They	are 26	6 acres/10.5 hectares and
Within City Limits: Yes				Distance from City Limits: Not Applicable				
Distance to US Highways: 1.1 miles/1.8 km Distance to Interstate Highways: 9 miles/15 km				Type of Zoning: Local Commercial on frontage with remainder in Williamson County				
Distance to interstate highways	. 9 miles/15	KIII		in williamso	in County	'		
General Site Information								
Previous Use of Site: Farm Lan	Genera	l Condition:	xcellent		Dimensions: 1,155 x 2,703 feet/352 x 824 meters			
Soil Composition (based upon U Soil Survey of Williamson Coun Denton-Eckrant-Doss: moderat shallow, calcareous, clayey, col indurated fractured limestone o to 5 percent slopes	ty, Issued Ja ely deep, sh obly, and sto r limey earth	anuary of allow and ony soils	1983): d very formed in					y high with a high risk of risk of corrosion for
Adjoining Acreage Available: No		Can Site Be Divided:		Yes	/es Lot Size:		Negotiable	
Improvements								
Road Distance to Rail: 2.4 miles/3.9 kilometers west				Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail				
Proximity to Port(s): Three (3) hours to Port of Houston				Other Improvements: Located in the middle of an industrial sector with great accessibility				
Fenced: Yes				Landscaped: Yes				
Located within an Industrial Park: No				Type of Business: Office/Warehouse and Office/Retail				
Deed Restriction(s): No				Covenants: No				
Hilitiaa								
Utilities		Water -	Size of Neare	et Line: 2 & 1				
City of Leander Services: Depa Engineering, (512) 528-2700	inch/5.1 & 10.2 cm on Pressure: 65 psi/448		ne mile/1.6 km west		Sewer - Size of Nearest Line: 12 & 16 inch/30.5 & 40.6 cm one mile/1.6 km w			
Electric Service: Pedernales Electric Cooperative (PEC) Phone:		830) 868-6041		Facs: (512) 268-0328			Email: Trista.fugate@peci.com	
Natural Gas Service: ATMOS Energy, (512) 310-3810		Size of Nearest Line:		6 inch/15.2 cm Poly			ssure: Intermediate Pressure located miles/4.7 km west at West South	
Telecommunication Service: Phone: (5 (979) 595-		12) 870-4430 and/or 2424		Facs: (512) 870-4475 (979) 595-2445			Fmail: mm2741@att.com	
Solid Waste Disposal: Clawson Disposal, Inc.	12) 259-1709		Facs: (512) 746-5807		Email: clawsondisp@earthlink.net			
Sales Information								
Contact: Mr. Joseph Greene Phor	ph Phone: (512) 259-4959 Facs: (512)				259-8988 Email: joseph@reuniondg.c			Web Site: http://www.reuniondg.com
Sales Price: Negotiable - OWNE	Lease Price: Not Applicable							
Comments: Incredible location infrastructure improvements ex any use (only the front 450 feet/ (TXDoT) approved driveway acc	pected to be 137 meters i	completes within	ted by 2010. The city limits)	he majority of . A 45 foot/13	f this pro	perty is not	in the	city limits so it could be